



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 13, 2021 03:05 PM Fee: \$38.00

2021271910

Electronically Recorded

**MANAGEMENT CERTIFICATE
CLOVERLEAF RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an Officer of Cloverleaf Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision Bella Fortuna (the "Subdivision Development").
2. The name of the Association is Cloverleaf Residential Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Bella Fortuna Phase 1, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201900257 in the Official Public Records of Travis County, Texas.

Bella Fortuna Phase 2, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 202000234 in the Official Public Records of Travis County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

11328 Bradshaw Road Declaration of Covenants, Cond, recorded at Document No. 2019188623 in the Official Public Records of Travis County, Texas.

Cloverleaf Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cloverleaf, recorded at Document No. 2020016815 in the Official Public Records of Travis County, Texas.

Cloverleaf Community Manual, recorded at Document No. 2020017327 in the Official Public Records of Travis County, Texas.

Cloverleaf Adoption of Working Capital Assessment, recorded at Document No. 2020017716 in the Official Public Records of Travis County, Texas.

Cloverleaf Appointment of Architectural Control Committee, recorded at Document No. 2020017717 in the Official Public Records of Travis County, Texas.

Deed without Warranty, recorded at Document No. 2020207476 in the Official Public Records of Travis County, Texas.

Landscape Easement Agreement [Cloverleaf – Phase 1], recorded at Document No. 2020230916 in the Official Public Records of Travis County, Texas.

Cloverleaf Notice of Plat Recordation [Bella Fortuna Phase 1 Subdivision and Bella Fortuna Phase 2 Subdivision], recorded at Document No. 2021172453 in the Official Public Records of Travis County, Texas.

Deed without Warranty, filed in Document No. 2021172454 in the Official Public Records of Travis County, Texas.

Cloverleaf First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2021172445 in the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:

Cloverleaf Residential Community, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
Tel: (512) 918-8100
Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00

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Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

This Management Certificate is effective as of the 2 day of December, 2021.

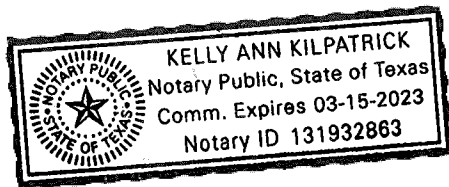
CLOVERLEAF RESIDENTIAL COMMUNITY, INC., a Texas
nonprofit corporation

By: _____
Name: Doug Pugh
Title: Agent

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 2 day of December, 2021, by
Doug Pugh, Registered Agent Cloverleaf Residential Community, Inc., a
Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Kelly A. Kilpatrick
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

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CLOVERLEAF RESIDENTIAL COMMUNITY, INC.